



## TITLE REPORT

DATE: December 28, 2009

APN: 4108-028-(27 & 28)

JOB TITLE: Sepulveda strip owned by Abbas

Title to the Land hereinafter described is vested as follows:

Vestee: Aamir Abbas, a married man as his sole and separate property

Grant deed: Recorded September 27, 2005 as instrument No. 05-2320641 of Official Records.

Grantors: Hoshang Soleimani-Nejad et ux.

Return Address: 6315 W. 83<sup>rd</sup> Street, Los Angeles, CA 90045

DTT: \$ 880.00

Assessed value: \$ 860,532.00 2010

Land: \$ 698,168.00

Imp: \$ 162,364.00

Tax Parcel: 4108-028-027

Assessed value: \$ 5,412.00 2010

Land: \$ 5,412.00

Imp: None

Tax Parcel: 4108-028-028

Subject to:

1. General and Special County and City taxes for fiscal year 2009-2010

1<sup>st</sup> Installment: not examined

2<sup>nd</sup> Installment: not examined

2. Bonds and Assessments: not examined

- 3.. Covenants, conditions and restrictions (but omitting any covenant or restrictions, if any, based upon on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law) as set forth in the document

Recorded: December 26, 1941 as instrument No. 973 in Book 19044  
Page 244 Official Records

Affects: All lots

Said matters have been incorporated by reference thereto in a deed.

Executed by: The Superior Oil Company, a California corporation  
Recorded: May 27, 1944 as instrument No. 1117 in Book 20984 Page 72  
of Official Records.

Affects: Lot 182

Said matters have been incorporated by reference thereto in a deed.

Executed by: The Superior Oil Company, a California corporation  
Recorded: March 3, 1944 as instrument No. 775 in Book 20653 Page  
216  
Of Official Records

Affects: Lot 181

4. An easement affecting the portion of said land and for the purposes stated herein and incidental purposes (No representation is made as to the present ownership of said easement)

In Favor of: Southern California Telephone Company, a corporation  
For: Pole lines  
Recorded: August 8, 1944 as instrument No. 1355 in Book 21142 Page  
295 of Official Records

Affects: A portion of said land more particularly described therein

Affects: Lot 182

5. An community oil and gas lease for the term therein provided, executed by the parties herein named, and other parties as owners of other lands described in said lease, with certain covenants, conditions and provisions, together with easements, if any as set forth therein.

Lessor: George L. Christensen and Vivian H. Christensen, husband and wife as joint tenants  
Lessee: Union Oil Company of California, a California corporation  
Recorded: April 19, 1965 as Instrument No. 3286, in Book M-1834 Page 652 of Official Records

Reference is hereby made to said document for full particulars.

Affects that portion of said land lying below a depth of 500 feet from the surface thereof, without the right to enter upon or use any portion of said land lying above said depth.

A document entitled "Quitclaim Deed", dated April 23, 1969 executed by Union Oil Company of California, in favor of Record Owners, subject to all the terms, provision(s) and conditions therein contained, recorded April 28, 1969 as instrument No. 2121 of Official Records.

No assurance is made as to the present ownership of the leasehold created by said lease, nor as to other matters affecting the rights or interests of the lessor or lessee in said lease, except as shown above.

6. A Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount: \$640,000.00  
Dated: September 16, 2005  
Trustor: Aamir Abbas, a married man as his sole and separate property  
Trustee: CTC Real Estate Services  
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS)  
Lender: America's Wholesale Lender, a New York corporation  
Recorded: September 27, 2005 as Instrument No. 05-2320642 of Official Records.  
MERS ID #: 1000157-0005712054-1

7. A Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount: \$79,950.00  
Dated: September 16, 2005  
Trustor: Aamir Abbas, a married man as his sole and separate property  
Trustee: National City Bank  
Beneficiary: National City Bank  
Recorded: September 27, 2005 as Instrument No. 05-2320643 of Official Records.

8. Notice of Delinquent Assessments and Lien payable to the Owners' Association pursuant to the declaration herein above referred to under item 3.

Amount: \$10.00  
Recorded: March 3, 2006 as Instrument No. 06-472904, of Official Records

**If any of the above items contain any restriction based on race, color, religion, sex, familial status, marital status, disability, national origin or ancestry, that restriction violates State and Federal Fair Housing Laws and is omitted, unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.**

LEGAL DESCRIPTION:

LOTS 181 and 182, OF TRACT NO. 12714, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 245 PAGES 49 AND 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Department of General Services  
Asset Management Division

Searched by: Jose L. Ramirez

By \_\_\_\_\_  
Jose L. Ramirez, Title Examiner

Checked by: \_\_\_\_\_

Approved by \_\_\_\_\_

Date: \_\_\_\_\_

David L. Roberts, Property Manager I